

**Reduced Rate!**

Your Name Here

Your Name Here

OPEN

WELCOME TO  
SAN DIEGO'S  
FINEST DONUTS



ADA ACCESSIBLE

# For Lease

**FLOCKE &  
AVOYER**

Commercial Real Estate

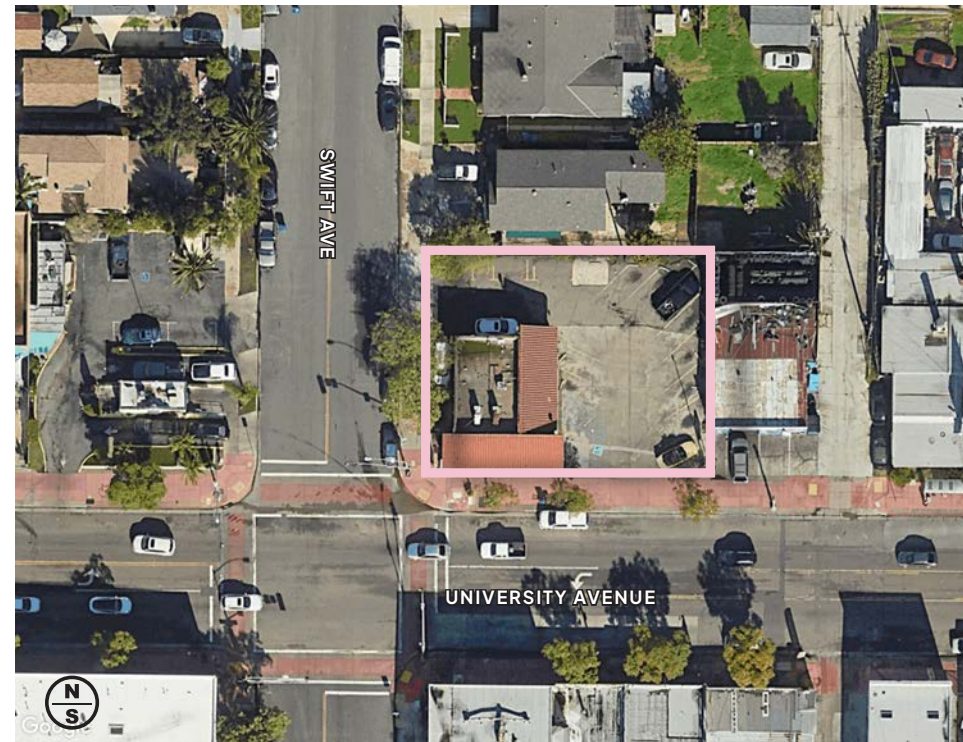
**3458 University Avenue, San Diego, California 92104**

# 3458 University Avenue, San Diego, CA

Flocke & Avoyer Commercial Real Estate is pleased to present for lease, this freestanding restaurant opportunity with rare onsite parking, pylon signage, and existing restaurant improvements. The property is located along University Ave, just east of I-805 bordering North Park & Normal Heights.

## Property Features

- ±1,696 SF freestanding building on a ±7,477 SF corner lot
- Curb cuts on both University Avenue and Swift Avenue
- Fixturized & operational donut shop
- Zoning allows for Drive-Thru  
\*Tenant to verify independently

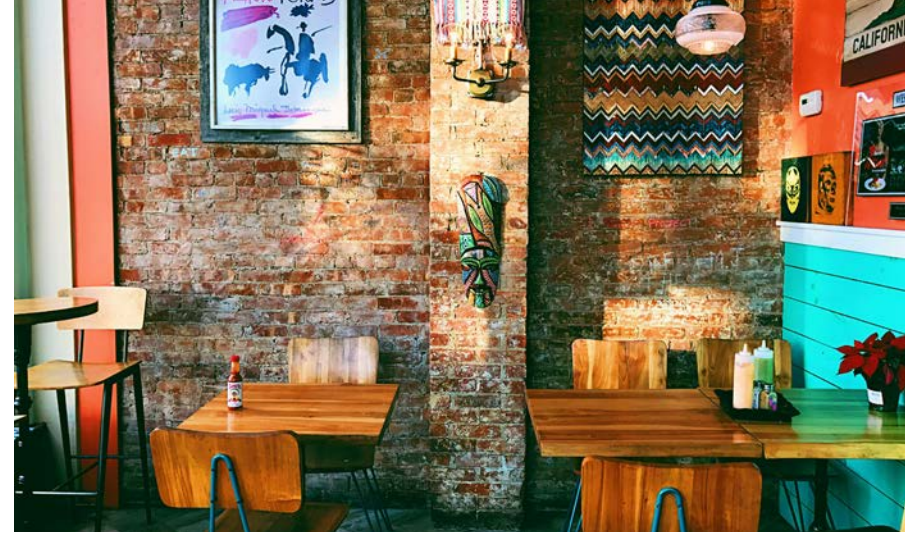


The highly trafficked signalized intersection of University Avenue and Swift Avenue two blocks from I-805 on/off ramp ±34,225 combined CPD



Strong daytime population ±61,744  
\*5 Minute Drivetime









LEFT TURN  
YIELD  
ON GREEN



UNIVERSITY AV.  
3450 →

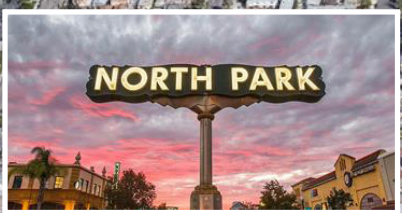
SPEED  
LIMIT  
25





±176,987 CPD

EL CAJON BLVD ±31,014 CPD



33RD ST

WABASH AVE

34TH AVE

SWIFT AVE

35TH AVE

PROPERTY

LINCOLN AVE

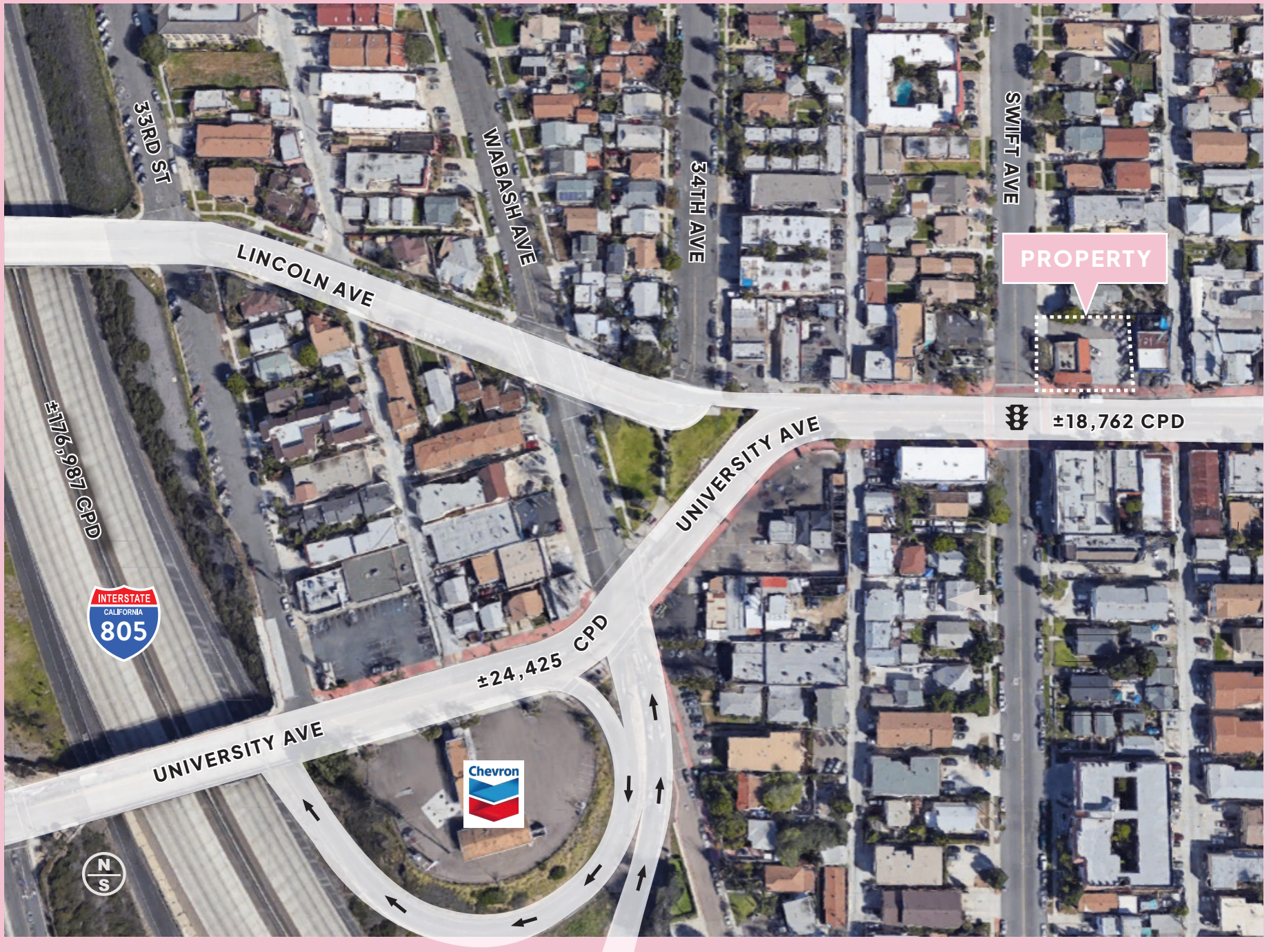


UNIVERSITY AVE ± 18,762 CPD

UNIVERSITY AVE ±24,425 CPD









# Demographics



## Traffic Counts

University Avenue:  
±18,762 ADT

I-805:  
±182,599 ADT



## Average HHI

Drive Time

3 Minutes: \$106,953

5 Minutes: \$110,381

10 Minutes: \$115,401



## Population

Drive Time

3 Minutes: 52,705

5 Minutes: 93,832

10 Minutes: 359,636



## Daytime Population

Drive Time

3 Minutes: 21,524

5 Minutes: 61,744

10 Minutes: 299,012

## Market Overview

**NORTH PARK** is one of San Diego's best hipster neighborhoods. An eclectic and diverse array of restaurants, as well as independent coffee shops, can be found along the main arteries of 30th Street and University Avenue. The area is also dotted with bars and night clubs that cater to a wide diversity of patrons. With a walkability score of 76, North Park is a perfect place to enjoy a meal and explore.

**NORMAL HEIGHTS** is a vibrant, historic neighborhood, nestled between North Park and Kensington. Known for its charming bungalows, diverse culture, walkable streets and local restaurants on Adams Avenue.



## \*Disclaimer

*\*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.*

*\*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.*

*\*Any site plans and maps contained herein is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.*

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